

5201 12-33



J

Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54
MADISON 0-2411

October 26, 1954

IMPORTANT

When applying refer to
Our No. 4169587 SB

Your No. Defense Plant
Corp.

Shell Oil Company
1008 West Sixth Street
Los Angeles 14, California

Attn: Merle Howell or Mr. Reardon.

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of October 26, 1954

at 7:30 a.m.

Venue: S. Bergman

TITLE OFFICER

THE CITY OF LOS ANGELES, a municipal corporation.

Exceptions:

1. General and special county and city taxes for the fiscal year 1954-1955, a lien not yet payable.

2. An easement for the excavation, cleaning or repair of zanjas, ditches, flumes, pipes or other water conduits for water used for irrigation or domestic purposes, as provided by the final decree of partition entered in Case No. 3284 of the Superior Court in and for the county of Los Angeles.

3. The right to enter said land and to develop and remove water and construct pumping plants, also the right of way for pipes, ditches, canals, etc., and other rights and easements as conveyed in deed from G. Del Amo and wife, to the Dominguez Water Company, as excepted in the deed from G. Del Amo and wife, page 270, Official Records.

By a deed dated August 4, 1942 and recorded September 3, 1942 in book 19574 page 48, Official Records, Dominguez Water Corporation quitclaimed all of its rights to develop water and to construct pumping plants on said land to the city of Los Angeles.

4. An easement for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under, and across said land as granted to Dominguez Water Company, by deed recorded in book 1515 page 265, Official Records.

(continued)

In addition to any exceptions shown herein, and not cleared, the policy if issued will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

800896

2453

4169687 BB

Page 2

5. An action commenced May 6, 1942 entitled city of Los Angeles, et al., vs. Daisy G. Barlow, et al., to condemn said land therein designated as Parcel Nos. 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43, for an electrical transmission line, Case No. 476135 Superior Court.

Notice of the pendency of said action was recorded May 6, 1942 in book 19277 page 341, Official Records.

6. An easement for public road and highway purposes over any portion of said lot 37 within the lines of Vermont Avenue, 80 feet wide, as granted to the county of Los Angeles, by deed recorded in book 6173 page 100, Official Records.

7. An easement and right of way, including right to remove any improvements, trees, and other growth thereon unless otherwise herein provided, and at any time and from time to time to locate, construct and maintain a line or lines of pipe, manholes, services and/or distributing system or systems or connections with all and every appendages, structures and equipment necessary or convenient to be installed or used by grantee at any time in connection with any of the aforementioned equipment for water transportation and for uses and purposes of grantee over the west 25 feet of said lot 62, as granted to The Metropolitan Water District of Southern California, by deed recorded in book 17983 page 35, Official Records.

8. A temporary easement for road purposes and to provide an area upon which to work and to pile and store machinery equipment excavated and other materials and supplies, together with right to remove improvements, trees, shrubs and other growth thereon, unless otherwise herein provided, in aid of the construction of the aqueduct of the grantee for period of time necessary for grantee to construct its Colorado River Aqueduct and works incident thereto, but not to exceed a period of 2 years over the east 45 feet of the west 70 feet of said lot 72, as granted to The Metropolitan Water District of Southern California, by deed recorded in book 17876 page 361, Official Records.

9. An action commenced March 6, 1943 entitled United States of America, etc., vs. State of California, et al., to condemn said land for defense purposes. United States District Court Case No. 2794 Central Division Southern District.

Amended complaint filed August 30, 1954 in said action amends description and omits said land herein, pending as to said land.

(continued)

800897

R453

4169587 SB
Page 3

DESCRIPTION: The northerly 100 feet of lots 36 and 37 of Tract No. 4671, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, and the northerly 100 feet of that portion of the fractional part of Vermont Avenue, in said county and state, abandoned as a public street by order of the Board of Supervisors of Los Angeles County, recorded in book 6142 page 205, Official Records, lying southerly of the easterly prolongation of the northerly line of said lot 37, together with those portions of lots 12 and 13 of said Tract No. 4671, lying within the boundaries of a strip of land 100 feet in width, the side lines of said strip of land being parallel with and 50 feet on each side of a center line described as follows, to-wit:

Beginning at a point in the center line of Main Street, distant thereon North 6° 12' 44" West 292.93 feet from its point of intersection with the easterly prolongation of the center line of James Street; thence South 87° 07' 26" West 75.13 feet; thence South 87° 34' 22" West 853.34 feet to a point in a line parallel with and 50 feet southerly of the northerly line of said lot 92; thence South 86° 37' 39" West to a point in a line parallel with and 50 feet southerly of the northerly line of said lot 13, distant westerly 333.52 feet along said parallel line from its point of intersection with the easterly line of said lot 13; thence South 85° 15' 55" West 880.00 feet; thence South 86° 41' 35" West 82.47 feet to a point in the center line of Normandie Avenue, distant thereon North 3° 21' 05" West 289.70 feet from its point of intersection with the westerly prolongation of the center line of James Street, as said streets are shown on said map of Tract No. 4671.

AB:ml
Quad.

800898

POOR LEGIBILITY

**ONE OR MORE PAGES IN THIS DOCUMENT ARE DIFFICULT TO READ
DUE TO THE QUALITY OF THE ORIGINAL**